

NOTICE OF APPLICATION

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION:

January 28, 2016

PROJECT NAME/NUMBER:

Merritt Short Plat / LUA16-000022, SHPL-A

PROJECT DESCRIPTION:

The applicant is requesting preliminary short plat approval for the subdivision of an existing 210,567 square foot (4.83 acre) site into 5 lots and 3 tracts (Tracts A, B, and C). The project site is located within the Residential-1 (R-1) zone and the May Valley Urban Separator. The proposed lots would have areas of: 14,822 sq. ft. (Lot 1), 14,252 sq. ft. (Lot 2), 16,188 sq. ft. (Lot 3), 23,664 sq. ft. (Lot 4), and 27,378 sq. ft. (Lot 5). Tract A is proposed as an open space tract, Tract B is proposed as an irrigation pump house tract, Tract C is proposed as a private street. Access to the proposed lots would be provided via a 26-foot wide private street (Tract C), which terminates in a hammerhead turnaround. An existing single family residence is proposed to remain on Lot 4, the existing asphalt driveway serving Lot 4 would be removed as part of the short plat development, and a new access driveway would be provided off of the proposed private street (Tract C). Sensitive slopes (slopes with grades between 25 and 40 percent) and a high erosion hazard area are mapped on the project site.

PROJECT LOCATION:

2505 Lyons Ave NE

PERMITS/REVIEW REQUESTED:

Short Plat

APPLICANT/PROJECT CONTACT PERSON:

Mike & Cindy Merritt / 2505 Lyons Ave NE / Renton, WA 98059 / 425-271-4408 / mikeandcindymerritt@msn.com

Comments on the above application must be submitted in writing to Jill Ding, Senior Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on February 11, 2016. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager at (425) 430-6598. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

DATE OF APPLICATION:

JANUARY 14, 2016

NOTICE OF COMPLETE APPLICATION:

JANUARY 28, 2016



If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, WA 98057.

File Name / No.: Merritt Short Plat / LUA16-000022, SHPL-A

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____